LOT 7 WOODGATE VILLAGE UNIT 3.
792-349, 792-619, WD 1101-2150,

O'BARR RICHARD DALE/O'BARR GENELL SAMPLES
17419 25TH RD
LAKE CITY, FL 32024

**2027**

**08-4S-16-02810-307**

## BUILDING CHARACTERISTICS

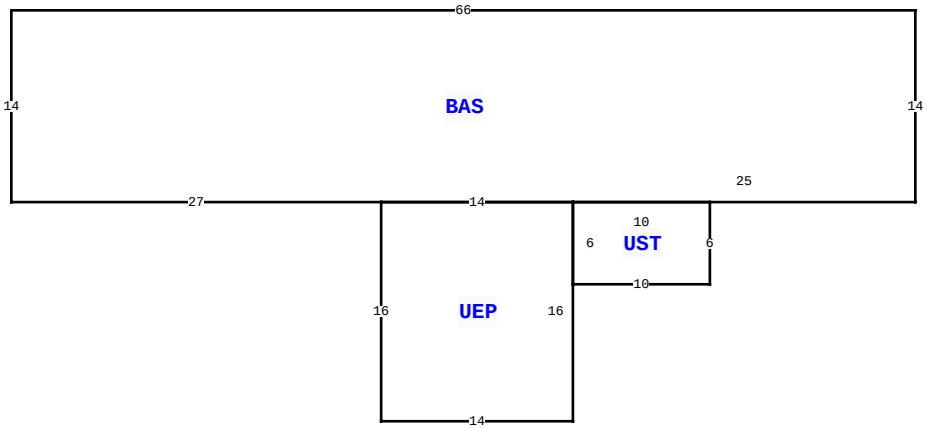
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 03 | BELOW AVG. 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 2 100 |
| Bathrooms | | 1 100 |
| Stories | 1. | 1. 100 |
| Architectual | 01 | CONV 100 |
| Units | | 0 100 |
| Condition Adj | 03 | 03 100 |
| Kitchen Adjus | 01 | 01 100 |
| Quality | 05 | 05 |
| DOR CODE | 0200 | MOBILE HOME |
| MAP NUM | | MKT AREA 06 |
| NEIGHBORHOOD/LOC | 8416.0100 | 1.00/ |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 924 | 100 | | 924 | 20,602 |
| UEP | 224 | 70 | | 157 | 3,500 |
| UST | 60 | 45 | | 27 | 602 |
| TOTALS | 1,208 | | | 1,108 | 24,704 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,108 | 92.9000 | 55.74 | 61,760 | 1984 | 1984 | 0 | 0 | 0 | 60.00 | 40.00 |

1 MOBILE HME 0% - 0 Heated Area: 924 HX Base Yr




2315 SW BIRLEY AVE, LAKE CITY

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/14/2026 MLU |
| INC DATE | | AG DATE | |

## EXTRA FEATURES

| LN | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON | YEAR ACTUAL | Q | % COND | OB/XF MKT VALUE | NOTES |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0261 | PRCH, UOP | 0 | 0 | 0 | 0 | 1.00 | UT | 0.00 | 0.00 | 100 | 2019 | 2019 | 3 | 100 | 200 | |
| 2 | 9947 | Septic | 0 | 0 | 0 | 0 | 1.00 | UT | 3,000.00 | 3,000.00 | 100 | | | 3 | 100 | 3,000 | |

## COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 3 | Tax Dist: |
| BUILDING MARKET VALUE | 24,704 |
| TOTAL MARKET OB/XF VALUE | 3,200 |
| TOTAL LAND VALUE - MARKET | 15,750 |
| TOTAL MARKET VALUE | 43,654 |
| SOH/AGL Deduction | 4,921 |
| ASSESSED VALUE | 38,733 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 38,733 |
| TOTAL JUST VALUE | 43,654 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,654 |

LAND:1:1: 0.50 AC. (RET. POND ON PART OF LOT)

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 8477 | M H | 125 | 06/10/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1377/2475 | 2/06/2019 | WD | U | I | 11 | 100 |
| GRANTOR: RICHARD DALE O'BARR & | | | | | | |
| GRANTEE: RICHARD DALE O'BARR | | | | | | |
| 1373/2544 | 11/29/2018 | WD | U | I | 12 | 24,000 |
| GRANTOR: TD BANK NATIONAL ASSO | | | | | | |
| GRANTEE: RICHARD DALE O'BARR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS= W66 S14 E27 UEP= S16 E14 N16 W14$ E14 UST= S6 E10 N6 W10$ E25 N14$.

## LAND DESCRIPTION

TOTAL OB/XF 3,200

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH FACT | % COND | TOT ADJ | UNIT PRICE | ADJ UNIT PRICE | LAND VALUE | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0200 | C | MBL HM | 0 | | RSF/MH | 122.00 | 180.00 | 1.00 | LT | | 1.00 | 1.00 | 0.70 | 22,500.00 | 15,750.00 | 15,750 | | | | | | | |

REVIEW DATE 10/02/2023 BY KS Total Acres: 0.50 Total Land Value: 15,750 Market: 0 Agricultural: 0 Common: 15,750 PRINTED 11/17/2026 BY SYS